



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Discussion and Appropriate Action Regarding Century Meadows One, Unit No. 3 Development Impact Mitigation Fees

MEETING DATE: December 18, 2002

PREPARED BY: Public Works Director

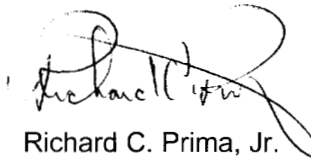
RECOMMENDED ACTION: That the City Council consider the request of the Century Meadows One, Unit No. 3 developers to be allowed to prepay Development Impact Mitigation Fees under the old fee schedule.

BACKGROUND INFORMATION: The tentative map for the Century Meadows One, Unit No. 3 project was approved by the Planning Commission on April 19, 1999. The development was delayed due to a variety of reasons, including difficulties in obtaining utility easements from adjacent properties to the west and funding for a sanitary sewer lift station. During this time, the City's development impact mitigation fees were significantly increased. The fee increase included a time extension for projects in progress that will expire at the end of the year. To qualify for the extension, the resolution specifically required that the project proceed to final map approval. A number of other projects, including Unit No. 2 of Century Meadows One, have submitted the necessary fees and paperwork to proceed to map filing. This Unit has not proceeded to that point, however they are close. The plans and map have been submitted in a preliminary form, but the certifications required by the State Subdivision Map Act have not been completed.

The developers and the engineer for Century Meadows One, Unit No. 3 were under the impression that they would be able to at least prepay their impact fees in order to qualify for the old rates. In part, staff may be responsible for this impression, which led to our request at the November 20, 2002, Council meeting for a time extension. That request was denied by the City Council. The difference in the fees is approximately \$266,000 for the 74-lot subdivision.

The developers are now requesting that they be allowed to actually pay the impact fees before the December 31 deadline without presenting the map for approval. Staff feels this is a reasonable request to consider.

FUNDING: None required

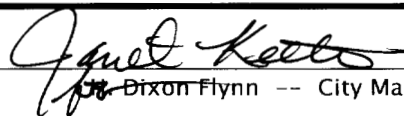


Richard C. Prima, Jr.
Public Works Director

RCP/pmf

cc: Senior Civil Engineer, Sharon Welch
K & W Development, LLC
Baumbach & Piazza

APPROVED: _____



Dixon Flynn -- City Manager

RESOLUTION NO. 2002-261

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING REQUEST OF CENTURY MEADOWS
ONE, UNIT NO. 3 DEVELOPERS TO PREPAY THE
DEVELOPMENT IMPACT FEES

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NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the request of K & W Development, LLC to prepay the development impact fees for Century Meadows One, Unit No. 3.

Dated: December 18, 2002

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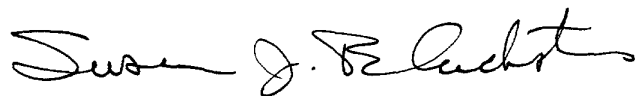
I hereby certify that Resolution No. 2002-261 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 18, 2002 by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and
Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

SUSAN HITCHCOCK, Mayor

EMILY HOWARD

Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN

City Manager

SUSAN J. BLACKSTON

City Clerk

RANDALL A. HAYS

City Attorney

RICHARD C. PRIMA, JR.

Public Works Director

December 13, 2002

K & W Development, LLC
c/o Dr. Chris Keszler
816 W. Lodi Avenue
Lodi, CA 95240

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Discussion and Appropriate Action Regarding Century Meadows One,
Unit No. 3 Development Impact Mitigation Fees

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, December 18, 2002. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call me, at 333-6759.



for:

Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

NCCM1_3DIMF